

Note: The following case(s) is/are included in this ad.
Click on the process number or applicant's name to go directly to the ad.

Process No.	Applicant Name
<u>01-307</u>	<u>MANUEL & CECILIA ZELAYA</u>
<u>01-323</u>	<u>JORGE HERNANDEZ</u>
<u>01-326</u>	<u>VICTOR & AURORA REYES</u>
<u>01-423</u>	<u>PRIMECO PERSONAL WIRELESS & ARMANDO GARCIA</u>
<u>02-037</u>	<u>FRANCISCO MORILLO</u>
<u>02-049</u>	<u>MLR DRIVE COMPANY</u>
<u>02-088</u>	<u>JEANNIE WONDERLY ESTATES L. L. C.</u>
<u>02-166</u>	<u>CABALLERAS CORP.</u>
<u>02-232</u>	<u>STEPHEN H. SMITH, TRUSTEE</u>
<u>02-283</u>	<u>LUCKY START L. L. C. F/K/A: FICODOM ESTABLISHMENT FINANCIER</u>
<u>02-295</u>	<u>KENDALL INDUSTRIAL PARK LTD. & FLORIDA POWER & LIGHT</u>
<u>02-297</u>	<u>MICHAEL LATTEARNER, TRUSTEE</u>

APPLICANT: LUCKY START L. L. C. F/K/A: FICODOM ESTABLISHMENT FINANCIER

LUCKY START L. L. C. is applying for a reformation of Resolution CZAB11-7-01, passed and adopted by Community Zoning Appeals Board #11, as follows:

FROM: "EXHIBIT 'A'": Tracts 25 & 26, 39 through 42 & 55 through 58, less the south 55' for right-of-way, MIAMI EVERGLADES LAND CO., Plat book 2, Page 3 in Section 32, Township 54 South, Range 39 East. PARCEL 'C-1': A portion of Tracts 55, 56, 57 & 58 in Section 32, Township 54 South, Range 39 East, MIAMI EVERGLADES LAND CO., Plat book 2, Page 3, more particularly described as follows:

Beginning at the Southwest corner of said Section 32, run N2°14'48"W along the west line of said Section 32 for a distance of 689.5' to the Point of beginning; thence continue along the last described line for a distance of 447.9' to a point; thence run N87°43'5"E, along a line parallel to the south line of said Section 32 for a distance of 650.06' to a point; thence run S2°14'48"W, for a distance of 29' to a point; thence run N87°43'5"E, for a distance of 30' to a point; thence run S2°15'15"E, for a distance of 660.32' to the south line of Section 32; thence run S87°43'05"W, along the south line of Section 32 for a distance of 680.15' to the Point of beginning, less the south 55' thereof. PARCEL 'R-1': A portion of Tracts 25, 26, 39, 40, 41, 55 & 56, MIAMI EVERGLADES LAND CO., Plat book 2, Page 3, in Section 32, Township 54 South, Range 39 East, more particularly described as follows:

Beginning at the Northeast corner of said Tract 26, being also the Northeast corner of the south 5/8 of the west ½ of the west ½ of said Section 32; thence run S2°15'13"E, along the west boundary of Tracts 26, 39, 42 & 55, for a distance of 2,641.3' to a point; thence run S87°43'37"W, along a line parallel to the north line of said Tract 26, for a distance of 670.04' to a point; thence run N2°14'48"W, along a line parallel to the west line of Section 32 for a distance of 845.09' to a Point of curve on a circular curve concave to the left; thence run N/ly along a circular curve concave to the left having for its elements a radius of 1,236.72' through a central angle of 43°22'27" for an arc distance of 936.23' to a point; thence run N2°14'48"W, along a line parallel to the west line of said Section 32, for a distance of 697.19' to a point; thence run S87°45'12"W, along a line parallel to the north line of the south 5/8 of said Section 32 for a distance of 184.92' to the north line of the south 5/8 of said Section 32; thence run N87°43'37"E, along the north line of the south 5/8 of said Section 32, for a distance of 827.3' to the Point of beginning. PARCEL 'R-2': A portion of Tracts 25, 39, 40, 41 & 42, MIAMI EVERGLADES LAND CO., Plat book 2, Page 3, in Section 32, Township 54 South, Range 39 East, more particularly described as follows:

Beginning at the Northwest corner of said Tract 26, being also the Northwest corner of the south 5/8 of the west ½ of the west ½ of said Section 32; thence run N87°43'37"E, along the north line of the south 5/8, of the west ½, of the west ½ of said Section 32 for a distance of 492.44' to a point; said point being 827.3' from the Northeast corner of Tract 26; thence run S2°14'48"E, along a line parallel to

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APPLICANT: LUCKY START L. L. C.

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the west line of said Section 32, for a distance of 184.92' to a point; thence run S87°45'12"W, along a line parallel to the north line of the south 5/8 of the west ½ of the west ½ of said Section 32, for a distance of 154.74' to a point; thence run S2°14'48"E, along a line parallel to the west line of said Section 32 for a distance of 697.19' to a point; thence run S87°45'12"W, along a line parallel to the north line of the south 5/8 of the west ½ of the west ½ of said Section 32, for a distance of 647.18' to a point; thence run N2°14'48"W, along the west line of said Section 32 for a distance of 881.88' to the Point of beginning. PARCEL 'R-3': A portion of Tracts 39, 40, 41 & 42, MIAMI EVERGLADES LAND CO., Plat book 2, Page 3, in Section 32, Township 54 South, Range 39 East, more particularly described as follows:

Beginning at a point 881.88' south from the Northwest corner of said Tract 25 and on the west line of said Section 32, run N87½°45'12"E, along a line parallel to the south 5/8 of the west ½ of said Section 32, for a distance of 647.18' to a Point of curve concave to the right; thence run S/ly along said circular curve concave to the right having for its elements a radius of 1,236.72' through a central angle of 43°22'27" for an arc distance of 936.23' to a point; thence run S87°45'12"W, along a line parallel to the north line of the south 5/8 of the west ½ of said Section 32, for a distance of 650.06' to the west line of said Section 32; thence run N2°14'48"W, along the west line of said Section 32, for a distance of 914.03' to the Point of beginning. PARCEL 'R-4': A portion of Tracts 41, 42, 55 & 56, MIAMI EVERGLADES LAND CO., Plat book 2, Page 3, in Section 32, Township 54 South, Range 39 East, more particularly described as follows:

Beginning at a point 1,795.91' south from the Northwest corner of said Tract 25 and on the west line of said Section 32 run N87°45'12"E, along a line parallel to the south 5/8 of the west ½ of the west ½ of said Section 32, for a distance of 650.06' to a point; thence run S2°14'48"E, along a line parallel to the west line of said Section 32 for a distance of 816.09' to a point; thence run S87°43'5"W, along a line parallel to the south line of said Section 32 for a distance of 650.06' to the west line of said Section 32; thence run N2°14'48"W, along the west line of said Section 32, for a distance of 816.49' to the Point of beginning. PARCEL 'R-5': A portion of Tract 58, MIAMI EVERGLADES LAND CO., Plat book 2, page 3, in Section 32, Township 54 South, Range 39 East, more particularly described as follows:

Commencing at the Southeast corner of the west ½ of the west ½ of said Section 32, run N2°15'15"W, along the east line of the west ½ of the west ½ of Section 32 for a distance of 660.22' to a point; thence run S87°43'5"W, along a line parallel to the south line of said Section 32 for a distance of 640.04' to a point; thence run S2°15'15"E, along a line parallel to the east line of the west ½ of the west ½ of said Section 32 for a distance of 660.32' to the south line of said Section 32; thence run N87°43'5"E, along the south line of Section 32 for a distance of 640.07' to the Point of beginning, less the south 55' thereof."

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APPLICANT: LUCKY START L. L. C.

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TO: "EXHIBIT 'A'": Tracts 25 & 26, 39 through 42 & 55 through 58, less the south 55' for right-of-way, MIAMI EVERGLADES LAND CO., Plat book 2, Page 3 in Section 32, Township 54 South, Range 39 East. PARCEL 'C-1': A portion of Tracts 55, 56, 57 & 58 in Section 32, Township 54 South, Range 39 East, MIAMI EVERGLADES LAND CO., Plat book 2, Page 3, more particularly described as follows:

Beginning at the Southwest corner of said Section 32, run N2°14'48"W along the west line of said Section 32 for a distance of 689.5' to a point; thence run N87°43'5"E, along a line parallel to the south line of said Section 32 for a distance of 650.06' to a point; thence run S2°14'48"W, for a distance of 29' to a point; thence run N87°43'5"E, for a distance of 30' to a point; thence run S2°15'15"E, for a distance of 660.32' to the south line of Section 32; thence run S87°43'05"W, along the south line of Section 32 for a distance of 680.15' to the Point of beginning, less the south 55' thereof. PARCEL 'R-1': A portion of Tracts 25, 26, 39, 40, 41, 42, 55 & 56, MIAMI EVERGLADES LAND CO., Plat book 2, Page 3, in Section 32, Township 54 South, Range 39 East, more particularly described as follows:

Beginning at the Northeast corner of said Tract 26, being also the Northeast corner of the south 5/8 of the west ½ of the west ½ of said Section 32; thence run S2°15'15"E, along the west boundary of the west ½ of the west ½ of said Section 32, for a distance of 2,641.3' to a point; thence run S87°43'05"W, along a line parallel to the south line of said Section 32, for a distance of 845.09' to a Point of intersection with a circular curve concave to the left; (said point bears N70°44'30"W radially); thence run N/ly along said circular curve concave to the left having for its elements a radius of 1,236.72' through a central angle of 43°22'10" for an arc distance of 936.12' to a point (said point bears S65°53'20"W radially); thence run N2°14'48"W, along a line parallel to the west line of said Section 32, for a distance of 881.88' to the north line of the south 5/8 of said Section 32; for a distance of 672.58' to the Point of beginning. PARCEL 'R-2': A portion of Tracts 25, 39, 40, 41 & 42, MIAMI EVERGLADES LAND CO., Plat book 2, Page 3, in Section 32, Township 54 South, Range 39 East, more particularly described as follows:

Beginning at the Northwest corner of said Tract 25, being also the Northwest corner of the south 5/8 of the west ½ of the west ½ of said Section 32; thence run N87°43'37"E, along the north line of the south 5/8, of the west ½, of the west ½ of said Section 32 for a distance of 647.18' to a point; thence run S2°14'48"E, along a line parallel to the west line of said Section 32, for a distance of 882.18' to a point; thence run S87°43'37"W, along line parallel to the north line of the south 5/8 of the west ½ of the west ½ of said Section 32, for a distance of 647.18' to a point on the west line of said Section 32; thence run N2°14'48"W, along the west line of said Section 32 for a distance of 881.88' to the Point of beginning. PARCEL 'R-3': A portion of Tracts 39, 40, 41 & 42, MIAMI EVERGLADES LAND CO., Plat book 2, Page 3, in Section 32, Township 54 South, Range 39 East, more particularly described as follows:

Beginning at a point 881.88' south from the Northwest corner of said Tract 25 and on

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the west line of said Section 32, run N87°43'37"E, along a line parallel to the north line of the south 5/8 of the west ½ of said Section 32, for a distance of 647.18' to a Point of intersection of a curve concave to the right said point bears S65°53'20"W radially; thence run S/ly along said circular curve concave to the right having for its elements a radius of 1,236.72' through a central angle of 43°22'10" for an arc distance of 936.23' to a point said point bears S70°44'30"E radially; thence run S87°43'05"W, along a line parallel to the north line of the south 5/8 of the west ½ of said Section 32, for a distance of 914.03' to the Point of beginning. PARCEL 'R-4': A portion of Tracts 41, 42, 55 & 56, MIAMI EVERGLADES LAND CO, Plat book 2, Page 3, in Section 32, Township 54 South, Range 39 East, more particularly described as follows:

Beginning at a point 1,795.91' south from the Northwest corner of said Tract 25 and on the west line of said Section 32 run N87°45'12"E, along a line parallel to the south 5/8 of the west ½ of the west ½ of said Section 32, for a distance of 650.06' to a point; thence run S2°14'48"E, along a line parallel to the west line of said Section 32, for a distance of 816.09' to a point; thence run S87°43'5"W, along a line parallel to the south line of said Section 32 for a distance of 650.06' to the west line of said Section 32; thence run N2°14'48"W, along the west line of said Section 32, for a distance of 816.31' to the Point of beginning. PARCEL 'R-5': A portion of Tract 58, MIAMI EVERGLADES LAND CO., Plat book 2, page 3, in Section 32, Township 54 South, Range 39 East, more particularly described as follows:

Commencing at the Southeast corner of the west ½ of the west ½ of said Section 32, run N2°15'15"W, along the east line of the west ½ of the west ½ of Section 32 for a distance of 660.22' to a point; thence run S87°43'5"W, along a line parallel to the south line of said Section 32 for a distance of 640.04' to a point; thence run S2°15'15"E, along a line parallel to the east line of the west ½ of the west ½ of said Section 32 for a distance of 660.32' to the south line of said Section 32; thence run N87°43'5"E, along the south line of Section 32 for a distance of 640.07' to the Point of beginning, less the south 55' thereof."

SUBJECT PROPERTY: EXHIBIT 'A': Tracts 25 & 26, 39 through 42 & 55 through 58, less the south 55' for right-of-way, MIAMI EVERGLADES LAND CO., Plat book 2, Page 3 in Section 32, Township 54 South, Range 39 East. PARCEL 'C-1': A portion of Tracts 55, 56, 57 & 58 in Section 32, Township 54 South, Range 39 East, MIAMI EVERGLADES LAND CO., Plat book 2, Page 3, more particularly described as follows:

Beginning at the Southwest corner of said Section 32, run N2°14'48"W along the west line of said Section 32 for a distance of 689.5' to a point; thence run N87°43'5"E, along a line parallel to the south line of said Section 32 for a distance of 650.06' to a point; thence run S2°14'48"W, for a distance of 29' to a point; thence run N87°43'5"E, for a distance of 30' to a point; thence run S2°15'15"E, for a distance of 660.32' to the south line of Section 32; thence run S87°43'05"W, along the south line of Section 32 for a distance of 680.15' to the Point of beginning, less the south 55' thereof. PARCEL 'R-1': A portion of Tracts 25, 26, 39, 40, 41, 42, 55 & 56, MIAMI

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APPLICANT: LUCKY START L. L. C.

PAGE FIVE

EVERGLADES LAND CO., Plat book 2, Page 3, in Section 32, Township 54 South, Range 39 East, more particularly described as follows: Beginning at the Northeast corner of said Tract 26, being also the Northeast corner of the south 5/8 of the west 1/2 of the west 1/2 of said Section 32; thence run S2°15'15"E, along the west boundary of the west 1/2 of the west 1/2 of Section 32, for a distance of 2,641.3' to a point; thence run S87°43'05"W, along a line parallel to the south line of said Section 32, for a distance of 670.06' to a point; thence run N2°14'48"W, along a line parallel to the west line of Section 32 for a distance of 845.09' to a Point of intersection with a circular curve concave to the left (said point bears N70°44'30"W radially); thence run N/ly along said circular curve concave to the left having for its elements a radius of 1,236.72' through a central angle of 43°22'10" for an arc distance of 936.12' to a point (said point bears S65°53'20"W radially); thence run N2°14'48"W, along a line parallel to the west line of said Section 32, for a distance of 881.88' to the north line of the south 5/8 of said Section 32; thence run N87°43'37"E, along the north line of the south 5/8 of said Section 32, for a distance of 672.58' to the Point of beginning. PARCEL 'R-2': A portion of Tracts 25, 39, 40, 41 & 42, MIAMI EVERGLADES LAND CO., Plat book 2, Page 3, in Section 32, Township 54 South, Range 39 East, more particularly described as follows:

Beginning at the Northwest corner of said Tract 25, being also the Northwest corner of the south 5/8 of the west 1/2 of the west 1/2 of said Section 32; thence run N87°43'37"E, along the north line of the south 5/8, of the west 1/2, of the west 1/2 of said Section 32 for a distance of 647.18' to a point; thence run S2°14'48"E, along a line parallel to the west line of said Section 32, for a distance of 882.18' to a point; thence run S87°43'37"W, along a line parallel to the north line of the south 5/8 of the west 1/2 of the west 1/2 of said Section 32, for a distance of 647.18' to a point; on the west line of said Section 32; thence run N2°14'48"W, along the west line of said Section 32 for a distance of 881.88' to the Point of beginning. PARCEL 'R-3': A portion of Tracts 39, 40, 41 & 42, MIAMI EVERGLADES LAND CO., Plat book 2, Page 3, in Section 32, Township 54 South, Range 39 East, more particularly described as follows:

Beginning at a point 881.88' south from the Northwest corner of said Tract 25 and on the west line of said Section 32, run N87°43'37"W, along a line parallel to the north line of the south 5/8 of the west 1/2 of said Section 32, for a distance of 647.18' to a Point of intersection of a curve concave to the right; thence run S/ly along said circular curve concave to the right having for its elements a radius of 1,236.72' through a central angle of 43°22'27" for an arc distance of 936.23' to a point; thence run S87°45'12"W, along a line parallel to the north line of the south 5/8 of the west 1/2 of said Section 32, for a distance of 650.06' to the west line of said Section 32; thence run N2°14'48"W, along the west line of said Section 32, for a distance of 914.03' to the Point of beginning. PARCEL 'R-4': A portion of Tracts 41, 42, 55 & 56, MIAMI EVERGLADES LAND CO, Plat book 2, Page 3, in Section 32, Township 54 South, Range 39 East, more particularly described as follows:

Beginning at a point 1,795.91' south from the Northwest corner of said Tract 25 and on the west line of said Section 32 run N87°45'12"E, along a line parallel to the south 5/8 of the west 1/2 of the west 1/2 of said Section 32, for a distance of 650.06' to a point; thence run S2°14'48"E, along a line parallel to the west line of said Section 32, for a distance of 816.09' to a point; thence run S87°43'5"W, along a line parallel to the south line of said Section 32 for a distance of 650.06' to the west line of said Section 32; thence run N2°14'48"W, along the west line of said Section 32, for a distance of 816.31' to the Point of beginning. PARCEL 'R-5': A portion of

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HEARING NO. 03-1-CZ11-1 (02-283)

32-54-39
Council Area 11
Comm. Dist. 11

APPLICANT: LUCKY START L. L. C.

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Tract 58, MIAMI EVERGLADES LAND CO., Plat book 2, page 3, in Section 32, Township 54 South, Range 39 East, more particularly described as follows:

Commencing at the Southeast corner of the west $\frac{1}{2}$ of the west $\frac{1}{2}$ of said Section 32, run N2°15'15"W, along the east line of the west $\frac{1}{2}$ of the west $\frac{1}{2}$ of Section 32 for a distance of 660.22' to a point; thence run S87°43'5"W, along a line parallel to the south line of said Section 32 for a distance of 640.04' to a point; thence run S2°15'15"E, along a line parallel to the east line of the west $\frac{1}{2}$ of the west $\frac{1}{2}$ of said Section 32 for a distance of 660.32' to the south line of said Section 32; thence run N87°43'5"E, along the south line of Section 32 for a distance of 640.07' to the Point of beginning, less the south 55' thereof.

LOCATION: Lying east of S.W. 167 Avenue, between S.W. 78 Street and S.W. 88 Street (North Kendall Drive), Miami-Dade County, Florida.

SIZE OF PROPERTY: 100.05 Acres

GU (Interim)
BU-1A (Business - Limited)
RU-1M(a) (Modified Single Family 5,000 sq. ft. net)
RU-1M(b) (Modified Single Family 6,000 sq. ft. net)
RU-3M (Minimum Apartment House 12.9 units/net acre)

APPLICANT: MICHAEL LATTEER, TRUSTEE

THE APPLICANT IS REQUESTING A REFORMATION of the resolution which originally approved the applicant's requests for various zone changes as follows:

FROM: "PARCEL 'A': Begin 195' east of the Northwest corner of Section 21, Township 55 South, Range 39 East, continue east 1,139.76', south 609.91', west 1,141.22', north 609.94' to the Point of beginning, less the south 96' of the west 88' thereof."

TO: "PARCEL 'A': Commencing at the Northwest corner of Section 21, Township 55 South, Range 39 East, run N88°8'50"E, along the north line of said Section 21, for a distance of 195' to a point on the east right-of-way line of the Canal C1-W, being this point the Point of beginning of the following described parcel: Thence continue N88°8'50"E, along the said north line of Section 21, for a distance of 724.45'; thence run S2°29'2"E, along a line 724.43' east of and parallel with the said east right-of-way line of the Canal C1-W, for a distance of 609.92', to a point of the north right-of-way line of the Seaboard Coast Line Railroad Right-of-Way; thence run S88°8'44"W, along the said north right-of-way line of the Seaboard Coast Line Railroad Right-of-Way, for a distance of 724.45', to a point of the said east right-of-way line of the Canal C1-W; thence run N2°29'22"W, along the said east right-of-way line of the Canal C1-W, for a distance of 609.94' to the Point of beginning. Less the south 96' of the west 88' thereof."

FROM: "PARCEL 'B': The west 415.42' of the east 1,750.3' of the north 609.91' less the north 40' for right-of-way of Section 21, Township 55 South, Range 39 East."

TO: "PARCEL 'B': Commencing at the Northwest corner of Section 21, Township 55 South, Range 39 East, run N88°8'50"E, along the north line of said Section 21, for a distance of 195' to a point on the east right-of-way line of the Canal C1-W, being this point the Point of beginning of the following described parcel: Thence continue N88°8'50"E, along the said north line of Section 21, for a distance of 1,139.88', to a point on the east line of the NW ¼ of the NW ¼ of said Section 21; thence run S2°36'46"E, along the said east line of the NW ¼ of the NW ¼ of Section 21, for a distance of 609.92', to a point of the north right-of-way line of the Seaboard Coast Line Railroad Right-of-Way; thence run S88°8'44"W, along the said north right-of-way line of the Seaboard Coast Line Railroad Right-of-Way, for a distance of 1,141.25', to a point of the said east right-of-way line of the Canal C1-W; thence run N2°29'22"W, along the said east right-of-way line of the Canal C1-W, for a distance of 609.94', to the Point of beginning. Less the following described parcel of land: Commencing at the Northwest corner of Section 21, Township 55 South, Range 39 East, run N88°8'50"E, along the north line of said Section 21, for a distance of 195' to a point on the east right-of-way line of the Canal C1-W, being this point the Point of beginning of the following described parcel: Thence continue N88°8'50"E, along the said north line of Section 21, for a distance of 724.45'; thence run S2°29'2"E, along a line 724.43'

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APPLICANT: MICHAEL LATTEARNER, TRUSTEE

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east of and parallel with the said east right-of-way line of the Canal C1-W, for a distance of 609.92', to a point of the north right-of-way line of the Seaboard Coast Line Railroad Right-of-Way; thence run S88°8'44"W, along the said north right-of-way line of the Seaboard Coast Line Railroad Right-of-Way, for a distance of 724.45', to a point of the said east right-of-way line of the Canal C1-W; thence run N2°29'22"W, along the said east right-of-way line of the Canal C1-W, for a distance of 609.94' to the Point of beginning."

The purpose of the requested reformation is to correct an error in the previously advertised legal description OF resolution CZAB11-15-02.

SUBJECT PROPERTY: A portion of land in the NW ¼ of Section 21, Township 55 South, Range 39 East, more particularly described as follows:

Commencing at the Northwest corner of Section 21, Township 55 South, Range 39 East, run N88°8'50"E, along the north line of said Section 21, for a distance of 195' to a point on the east right-of-way line of the Canal C1-W, being this point the Point of beginning of the following described parcel: Thence continue N88°8'50"E, along the said north line of Section 21, for a distance of 1,139.88' to a point on the east line of the NW ¼ of the NW ¼ of said Section 21; thence run S2°36'46"E, along the said east line of the NW ¼ of the NW ¼ of Section 21, for a distance of 609.92', to a point of the north right-of-way line of the Seaboard Coast Line Railroad Right-of-Way; thence run S88°8'44"W, along the said north right-of-way line of the Seaboard Coast Line Railroad Right-of-Way, for a distance of 1,053.19 to a point; thence run N2°29'22"W for a distance of 96' to a point; thence run S88°8'44"W for a distance of 88' to a point on the east right-of-way line of the Canal C1-W; thence run N2°29'22"W along the east right-of-way line of the Canal C1-W for a distance of 513.94' to the Point of Beginning.

LOCATION: South of S.W. 136 Street and 160' east of S.W. 157 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 15.97 Acres

BU-1A (Business – Limited)

IU-1 (Industry – Light)

THE FOLLOWING HEARING WAS DEFERRED & REVISED FROM 10/30/02 TO THIS DATE:

HEARING NO. 02-10-CZ11-1 (02-49)

29-54-39
Council Area 11
Comm. Dist. 11

APPLICANT: MLR DRIVE COMPANY

AU to RU-TH

SUBJECT PROPERTY: Tract 8 of MIAMI EVERGLADES LAND CO. SUBDIVISION, Plat book 2, Page 3, in Section 29, Township 54 South, Range 39 East.

LOCATION: The Southeast corner of S.W. 167 Avenue and theoretical S.W. 56 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 10 Acres

AU (Agricultural - Residential)

RU-TH (Townhouse – 8.5 units/net acre)

THE FOLLOWING HEARING WAS DEFERRED & REVISED FROM 10/30/02 TO THIS DATE:

HEARING NO. 02-10-CZ11-2 (02-88)

20-54-39
Council Area 11
Comm. Dist. 11

APPLICANT: JEANNIE WONDERLY ESTATES L. L. C.

- (1) Applicant is requesting approval to permit a residence to setback 16.5' from the rear (east) property line. (The underlying zoning district regulations require 25' from each.)
- (2) Applicant is requesting approval to permit Lot Coverage of 44% (The underlying zoning district regulation allows a maximum of 35%)

Approval of such request may potentially be considered under Section 33-311 (A) (14) (Alternative Site Development Option) or under §33-311 (A) (4)(c) Alternative Non-Use Variance) (Ordinance #02-138).

Plans are on file and may be examined in the Zoning Department entitled "Site Plan," as prepared by Octavio A. Santurio, dated revised 10/1/02 and consisting of 2 pages. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 19, Block 5, WONDERLY ESTATES, SECTION FOUR, Plat book 153, Page 96.

LOCATION: 5221 S.W. 159 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 60' x 100'

PRESENT ZONING: RU-1 (Single Family Residential)

THE FOLLOWING HEARING WAS DEFERRED FROM 11/13/02 TO THIS DATE:

HEARING NO. 02-2-CZ11-2 (01-307)

28-54-39
Council Area 11
Comm. Dist. 11

APPLICANTS: MANUEL & CECILIA ZELAYA

- (1) NON-USE VARIANCE OF SETBACK REQUIREMENTS to permit a zero lot line residential addition setback 2.33' (10' required) from the interior side (south) property line.
- (2) NON-USE VARIANCE OF ZONING REGULATIONS to permit a zero lot line residence with a lot coverage of 57% (50% permitted).
- (3) NON-USE VARIANCE OF ZONING REGULATIONS to permit a zero lot line residential addition to encroach within the required 4' maintenance easement (not permitted).
- (4) NON-USE VARIANCE OF ZONING REGULATIONS to permit a zero lot line residence with a penetrable opening of 9.66 linear feet (28 linear feet required).

A plan is on file and may be examined in the Zoning Department entitled "Proposed Addition for Mrs. Mirtha Selaya," as prepared by Jose A. Martinez, dated 5/27/01 and consisting of 2 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 10, Block 2, CALISTOGA ESTATES, Plat book 129, Page 62.

LOCATION: 5746 S.W. 149 Place, Miami-Dade County, Florida.

SIZE OF PROPERTY: 45' x 90'

PRESENT ZONING: RU-TH (Townhouse – 8.5 units/net acre)

THE FOLLOWING HEARING WAS DEFERRED FROM 11/13/02 TO THIS DATE:

HEARING NO. 02-2-CZ11-3 (01-326)

28-54-39
Council Area 11
Comm. Dist. 11

APPLICANTS: VICTOR & AURORA REYES

- (1) NON-USE VARIANCE OF SETBACK REQUIREMENTS to permit a bedroom/bath addition to a zero lot line residence setback 4' (10' required) from the interior side (south) property line.
- (2) NON-USE VARIANCE OF SETBACK REQUIREMENTS to permit a roofed terrace addition to setback 7' (10' required) from the rear (west) property line and to setback 4' (10' required) from the interior side (south) property line.
- (3) NON-USE VARIANCE OF SETBACK REQUIREMENTS to permit a utility shed to setback 1' (5' required) from the rear (west) property line and 0' (5' required) from the interior side (north) property line.
- (4) NON-USE VARIANCE OF LOT COVERAGE REQUIREMENTS to permit a lot coverage of 77% (50% permitted).
- (5) NON-USE VARIANCE OF SETBACK REQUIREMENTS to permit a utility shed to be spaced 6' from the house (10' permitted).

Plans are on file and may be examined in the Zoning Department entitled "Proposed Addition for Mr. Victor Reyes," as prepared by Jose A. Martinez. and dated received Sept. 7, 2001 & Sept. 27, 2001 and consisting of 4 pages. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 11, Block 2 of CALISTOGA ESTATES, Plat book 129, Page 62.

LOCATION: 5756 S.W. 149 Place, Miami-Dade County, Florida.

SIZE OF PROPERTY: 45' x 90'

PRESENT ZONING: RU-4L (Limited Apartment House 23 units/net acre)

THE FOLLOWING HEARING WAS DEFERRED FROM 11/13/02 TO THIS DATE:

HEARING NO. 02-3-CZ11-2 (01-423)

30-55-39
Council Area 11
Comm. Dist. 9

APPLICANTS: PRIMECO PERSONAL WIRELESS & ARMANDO GARCIA

- (1) UNUSUAL USE to permit a 120' high wireless supported service facility and ancillary equipment.
- (2) SPECIAL EXCEPTION to permit a barbed wire chain link fence.

Plans are on file and may be examined in the Zoning Department entitled "Antenna Installation at El Chino Nursery Site Number 68222," consisting of 4 sheets, as prepared by Kimley-Horn and Associates, Inc., and a "Map of Topographic Survey," as prepared by Williams, Hatfield & Stoner, Inc., all dated stamped received 12/7/01. Plans may be modified at public hearing.

SUBJECT PROPERTY: The west 620' of the SW ¼ of the SW ¼, less the north 872', less the west 65' and less the south 40' for rights-of-way in Section 30, Township 55 South, Range 39 East.

LOCATION: 16751 S.W. 177 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 5.33 Acres

PRESENT ZONING: GU (Interim)
BU-1 (Business – Neighborhood)

THE FOLLOWING HEARING WAS DEFERRED FROM 11/13/02 TO THIS DATE:

HEARING NO. 02-4-CZ11-3 (01-323)

26-54-39
Council Area 11
Comm. Dist. 11

APPLICANT: JORGE HERNANDEZ

- (1) MODIFICATION of Paragraph 6(B)(i) of Covenants recorded in Official Record Book 10973, at Pages 1023 to 1036, only as it applies to the subject property, reading as follows:

FROM: "6(B)(i) Parcels 1 and 2. Zero lot line single family detached houses will be built on Parcels 1 and 2 as depicted on the Map of Development Tracts, Exhibit 'C' of the plans. The side yard setback on the open side of each lot in these parcels shall be a minimum of seven (7'), provided, however, a projection of two (2') into the side yard setback shall be permitted for a greenhouse window facing an adjacent zero lot line house. No zero lot line house constructed within ten (10') of a lot line shall have openings on the zero lot line side."

TO: "6(B)(i) Parcels 1 and 2. Zero lot line single family detached houses will be built on Parcels 1 and 2 as depicted on the Map of Development Tracts, Exhibit 'C' of the plans. The side yard setback on the open side of the lot in these parcels shall be a minimum of 1'7". No zero lot line house constructed within 10' of a lot line shall have openings on the zero lot line side."

- (2) MODIFICATION of Paragraph 6(C)(i) of Covenants recorded in Official Record Book 10973, at Pages 1023 to 1036, only as it applies to the subject property, reading as follows:

FROM: "6(C)(i) Parcels 1 and 2. The maximum building lot coverage for the single family detached houses shall be forty-five (45%) of each lot. The minimum seven (7') open side yard mentioned in Paragraph 6 (B)(i) above shall be included in lot size for the purpose of making this percentage calculation. Building lot coverage in each parcel is to be determined without regard to screened or trellised areas, supported decks, patios, terraces, swimming pools, hot tubs and Jacuzzis which may be constructed."

TO: "6(C)(i) Parcels 1 and 2. The maximum building lot coverage for the single family detached houses shall be 47.3% of each lot. Building lot coverage in each parcel is to be determined without regard to screened or trellised areas, supported decks, patios, terraces, swimming pools, hot tubs and Jacuzzis which may be constructed."

The purpose of the request is to permit an addition to a single family residence with less setback distance and a greater lot coverage than allowed by a covenant for this planned area development (PAD).

CONTINUED ON PAGE TWO

HEARING NO. 02-4-CZ11-3 (01-323)

26-54-39
Council Area 11
Comm. Dist. 11

APPLICANT: JORGE HERNANDEZ

PAGE TWO

A plan is on file and may be examined in the Zoning Department entitled "Patio "As Built": Hernandez Residence,' as prepared by R. S. Scandra and "Map of Boundary Survey," as prepared by Caribbean Land Surveyors, Inc., both stamped dated received on 11/27/01. Plan may be modified at public hearing.

SUBJECT PROPERTY: Lot 12, Block 8 of SUNSET HARBOUR, SECTION II, Plat book 118, Page 58.

LOCATION: 12716 S.W. 63 Circle Terrace, Miami-Dade County, Florida.

SIZE OF PROPERTY: 0.11 Acre

PRESENT ZONING: PAD (Planned Area Development)

THE FOLLOWING HEARING WAS DEFERRED FROM 11/13/02 TO THIS DATE:

HEARING NO. 02-4-CZ11-5 (02-37)

3-55-39
Council Area 11
Comm. Dist. 11

APPLICANT: FRANCISCO MORILLO

MODIFICATION of Condition #2 of Resolution 4ZAB-220-85, passed and adopted by the Zoning Appeals Board, and only as it applies to the subject property, reading as follows:

FROM: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Encore Weitzer Group,' as prepared by Cano, Sotolongo and Assoc., dated 4/30/85 on Pages One and Two, dated revised 5/8/85 on Page 3, dated 3/4/85 on Pages 4 and 5."

TO: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Encore Weitzer Group,' as prepared by Cano, Sotolongo and Assoc., dated 4/30/85 on Pages One and Two, dated revised 5/8/85 on Page 3, dated 3/4/85 on Pages 4 and 5; and plans entitled 'Open Terrace for: Mr. Francisco & Monica Morillo,' as prepared by Emilio R. Pinero, consisting of 3 sheets stamped received 2/6/02."

The purpose of the request is to allow the applicant to submit plans showing an existing roofed terrace addition to a zero lot line residence.

The aforementioned plans are on file and may be examined in the Zoning Department. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 34, Block 11, PANACHE, SECTION 3, Plat book 128, Page 31.

LOCATION: 9041 S.W. 147 Court, Miami-Dade County, Florida.

SIZE OF PROPERTY: 46.6' x 62'

PRESENT ZONING: RU-3M (Minimum Apartment House 12.9 units/net acre)

THE FOLLOWING HEARING WAS DEFERRED FROM 11/13/02 TO THIS DATE:

HEARING NO. 02-11-CZ11-2 (02-232)

14-55-39
Council Area 11
Comm. Dist. 9

APPLICANT: STEPHEN H. SMITH, TRUSTEE

GU to IU-3

SUBJECT PROPERTY: The west $\frac{1}{2}$ of the west $\frac{1}{2}$ of the east $\frac{1}{2}$ of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 14, Township 55 South, Range 39 East;

LOCATION: Lying approximately 660' east of theoretical S.W. 132 Avenue, between S.W. 132 Street & S.W. 136 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 5.17 Acres

GU (Interim)

IU-3 (Industry – Unlimited)

HEARING NO. 03-1-CZ11-3 (02-166)

21-55-39
Council Area 11
Comm. Dist. 11

APPLICANT: CABALLERAS CORP.

GU to IU-3

SUBJECT PROPERTY: The east $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 21, Township 55 South, Range 39 East, lying north of the Seaboard Coastline Railroad Right-of-Way, and being more particularly described as follows:

Commence at the Northeast corner of the NW $\frac{1}{4}$ of said Section 21; thence S88°8'50"W along the north line of the NW $\frac{1}{4}$ of said Section 21 for 667.32'; thence S2°40'30"E along the west line of the east $\frac{1}{4}$ of the NW $\frac{1}{4}$ of said Section 21, for 609.89'; thence N88°8'50"E along the north right-of-way line of the Seaboard Coastline Railroad for 668.04'; said last course lying 50' of and running parallel with the centerline of the main track; thence N2°44'30"W along the east line of said NW $\frac{1}{4}$ of Section 21, to the Point of beginning.

LOCATION: The Southwest corner of theoretical S.W. 136 Street & theoretical S.W. 152 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 9.35 Acres

GU (Interim)

IU-1 (Industry – Light)

APPLICANT: KENDALL INDUSTRIAL PARK LTD. & FLORIDA POWER & LIGHT

GU & BU-1A to BU-1A

SUBJECT PROPERTY: The east 1,075' of the west 1,335' of the north $\frac{1}{2}$ of the NW $\frac{1}{4}$ of Section 13, Township 55 South, Range 39 East, less the south 845', lying south of the S/lly right-of-way line of S.W. 120th Street, being more particularly described as follows:

Commencing at the Northwest corner of said Section 13; thence N87°41'52"E along the north line of said Section 13 for 260.12' to a point lying 260' east of, as measured at right angles to the west line of the said Section 13, said point lying on the east line of Florida Power & Light Company's right-of-way, as said right-of-way is described in official Records Book 5318, Page 498; thence S4°1'34"E along the said east line of the Florida Power & Light company's right-of-way for 40.02' to a Point of beginning of the following described parcel of land, said point being 40' south of as measured at right angles, to the north line of Section 13; thence from the above established Point of beginning, run the following courses and distances: N87°41'52"E along a line that is 40' south of and parallel with the north line of said Section 13, for 98.68' to a Point of curvature of a circular curve to the right, having for its elements a radius of 1,597.02' and a central angle of 23°4'0" for an arc distance of 642.94' to the Point of tangency; thence S69°14'8"E, for 291.06' to a Point of curvature of a circular curve to the left; thence along said curve to the left, having for its elements a radius of 1,388.14' and a central angle of 4°6'9" for an arc distance of 99.39' to a point; thence S4°1'34"E for 272.8'; thence S87°15'53"W, for 1,076.39' to a point on the aforesaid east line of Florida Power and Light Company's right-of-way; thence N4°1'34"W along the said east line of Florida Power and Light Company's right-of-way for 558.8', to the Point of beginning. AND: The west 260' of the north $\frac{1}{2}$ of the NW $\frac{1}{4}$ of Section 13, Township 55 South, Range 39 East; less the north 40' thereof; less the south 845'; and less that parcel of land deeded to Paradise Paraiso Ltd. By that certain special warranty deed dated December 14, 2001 and recorded in Official Records Book 20098 at Page 590.

LOCATION: Lying south of S.W. 120 Street and east of S.W. 127 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 11.43 Acres

GU (Interim)
BU-1A (Business – Limited)